

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: PROPOSED DISPOSITION OF PARCELS: L-3, L-4,
L-8, L-36, L-25, F-6, S-5, S-8, H-9b, L-20, Db
L-33 IN THE WASHINGTON PARK URBAN RENEWAL AREA,
PROJECT NO. MASS. R-24 AND PARCELS RD-60, RR-15,
RR-20, RC-8, RE-2b, RE-7b and 33b IN THE SOUTH
END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the Project Area duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the Urban Renewal Plan and federal financial assistance under Title I including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Urban Housing Associates - A has expressed a desire to develop Parcels L-3, L-4, L-8, L-36, L-25, F-6, S-5, S-8, H-9b and Db in the Washington Park Urban Renewal Area, and Parcels RD-60, RR-15, RR-20, RC-8 in the South End Urban Renewal Area for construction of housing units under the Infill Housing program in accordance with the provisions of the Urban Renewal Plan and Authority policies and procedures; and

WHEREAS, Urban Housing Associates - B has expressed a desire to develop Parcels L-20 and L-33 in the Washington Park Urban Renewal Area; and RE-2b, RE-7b and 33b in the South End Urban Renewal Area for construction of housing units under the Infill Housing program in accordance with the provisions of the Urban Renewal Plan and Authority policies and procedures:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Urban Housing Associates - A be and hereby is designated as developer of Disposition Parcels L-3, L-4, L-8, L-36, L-25, F-6, S-5, S-8, H-9b and Db in the Washington Park Urban Renewal Area, and RD-60, RR-15, RR-20 and RC-8 in the South End Urban Renewal Area.

2. That Urban Housing Associates-B be and hereby is designated as developer of Disposition Parcels L-20 and L-33 in the Washington Park Urban Renewal Area and RE-2b, RE-7b and 33b in the South End Urban Renewal Area.
3. That the disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.
4. That it is hereby determined that Urban Housing Associates-A and Urban Housing Associates-B possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan (s) for the project.
5. That the final plans and specifications for the improvements to be developed on the said parcels are found acceptable.
6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement for Parcels L-3, L-4, L-8, L-36, L-25, F-6, S-5, S-8, H-9b and Db, in the Washington Park Urban Renewal Area and RD-60, RR-15, RR-20 and RC-8 in the South End Urban Renewal Area between the Authority as Seller and Urban Housing Associates-A as Buyer providing for the conveyance by the Authority of said disposition parcels in the Washington Park Urban Renewal Area and South End Urban Renewal Area, subject to the Buyer's agreement to develop the property with housing, such Agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Director shall deem proper and in the best interests of the Authority.
7. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement for Parcels L-20 and L-33 in the Washington Park Urban Renewal Area and Parcels RE-2b, RE-7b and 33b in the South End Urban Renewal Area between the Authority as Seller and Urban Housing Associates - B as Buyer providing for the conveyance by the Authority of the said disposition parcels in the said Washington Park Urban Renewal Area and the said South End Urban Renewal Area subject to the Buyer's agreement to develop the property with housing, such agreement to be in the Authority's usual form and to contain such other and further terms and conditions as the Director shall deem proper and in the best interests of the Authority.
8. That the Director is further authorized to execute and deliver deeds conveying said property pursuant to such Disposition Agreements and that the execution and delivery by the Director of such Deeds and to which a certificate of this Resolution is attached shall be conclusive evidence that the terms and provisions thereof are by the Director deemed proper and in the best interests of the Authority.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF NON-URBAN RENEWAL PARCELS

WHEREAS, on May 23, 1968, the Boston Redevelopment Authority voted to cooperation in the implementation of the Infill Housing Program; and

WHEREAS, Urban Housing Associates - A has expressed an interest in the purchase of Disposition Parcels PH-6, PH-14/48, PH-16, PH-33, PH-37, PH-39, DN-28, DN-42 and DS-24 for the development of dwelling units under the Infill Housing Program in Non-Urban Renewal Areas; and

WHEREAS, Urban Housing Associates - B has expressed an interest in the purchase of Disposition Parcels MC-30, MC-31, MC-36, MC-45, MC-62, MC-76, MC-117, MC-139, MC-16, MC-152b, DS-4, DS-6, DS-7, DS-9, DS-28, DS-37, DN-35, EB-12, EB-23, EB-24 and JP-17 for the development of dwelling units under the Infill Housing Program in Non-Urban Renewal Areas.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Urban Housing Associates- A be and hereby is designated as Developer of Disposition Parcels PH-6, PH-14/48, PH-16, PH-33, PH-37, PH-39, DN-28, DN-42, and DS-24 in Non-Urban Renewal Areas.
2. That Urban Housing Associates - B be and hereby is designated as Developer of Disposition Parcels MC-30, MC-31, MC-36, MC-45, MC-62, MC-76, MC-117, MC-139, MC-16, MC-152b, DS-4, DS-6, DS-7, DS-9, DS-28, DS-37, DN-35, EB-12, EB-23, EB-24 and JP-17 in Non-Urban Renewal Areas.
3. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.
4. This it is hereby determined that Urban Housing Associates - A and Urban Housing Associates - B possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Infill Housing Program.
5. That the Final Plans and Specifications for the Improvements to be developed on said parcels are found acceptable.
6. That the Director is hereby authorized for and on behalf of the Boston Redevelopment Authority to execute and deliver Land Disposition

Agreements between the Authority as Seller and Urban Housing Associates-A as Buyer, providing for the conveyance by the Authority of Disposition Parcels PH-6, PH-14/48, PH-16, PH-33, PH-37, PH-39, DN-28, DN-42 and DS-24 in Non-Urban Renewal Areas, subject to the Buyer's Agreement to develop the property with housing, such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Director shall deem proper and in the best interests of the Authority.

7. That the Director is hereby authorized for and on behalf of the Boston Redevelopment Authority to execute and deliver Land Disposition Agreements between the Authority as Seller and Urban Housing Associates-B as Buyer, providing for the conveyance by the Authority of Disposition Parcels MC-30, MC-31, MC-36, MC-45, MC-62, MC-76, MC-117, MC-139, MC-16, MC-152b, DS-4, DS-6, DS-7, DS-9, DS-28, DS-37, DN-35, EB-12, EB-23, EB-24 and JP-17 in Non-Urban Renewal Areas, subject to the Buyer's Agreement to develop the property with housing, such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Director shall deem proper and in the best interests of the Authority.

That the Director is further authorized to execute and deliver Deeds conveying said property pursuant to such Disposition Agreements; and that the execution and delivery by the Director of such Agreements and Deeds to which a Certificate of this Resolution is attached, shall be conclusively deemed authorized by this Resolution and conclusive evidence that the form, terms, and provisions thereof are by the Director deemed proper and in the best interests of the Authority.

URBAN HOUSING ASSOCIATES-A

INFILL GROUP I

<u>WASHINGTON PARK</u>		Location	Site Area	Units	No of Parking Spaces
L3		20 Rockland Street	5,937	4	4
L4		22 Date Street	7,248	4	3
L8		24 Rockland Street	6,078	4	0
L		286 Walnut Street	7,431	4	4
L25		44 Maple Street	10,406	4	4
F6		20 Georgia; 15-17 Cheney Street	35,471	8	23
				8	-
				8	-
S5		15 Kensington Street	5,647	4	2
S8		165-169 Martin Luther King Blvd.	25,456	8	9
				4	-
Db		2000-2030 Columbus Ave.	64,428	12	40
				16	-
				8	-
				8	-
H9b		130-140 Humboldt Ave.	41,551	8	24
				16	-

SOUTH END

RD60		450 Shawmut Ave.	5,236	4	4
RR15		74 Rutland Street	3,801	4	3
RR20		517 Shawmut Ave.	3,056	4	0
RC8		980 Tremont Street	3,888	4	0

PARKER HILL

PH6	15 Alleghany Street	7,103	4	4
PH14/18	70 Fisher Ave.	16,352	8	8
PH16	128 Fisher Ave.	11,602	4	4
PH33	1-3 Bucknam Street	25,749	8	16
			8	-
PH	32 Wensley Street	6,520	4	4
PH39	2 Oscar Street	4,667	4	2

DORCHESTER

DN28	65-69 Nightingale St.	16,513	12	12
DN42	60-70 Norwell Street	11,009	4	7
			4	-
DS24	23 Marden Avenue	7,650	4	3

Total units 208

URBAN HOUSING ASSOCIATES - B

Infill Group II

	Location	Site Area	Units	No. Parking
MC-30	105 George St.	6,089	4	4
MC-31	120 George St.	7,150	4	4
MC-36	75 Clifton St.	10,929	4	4
MC-45	46 Dewey St.	16,099	8	6
MC-62	566 Blue Hill Ave.	6,174	4	4
MC-76	28 W. Cottage St.	4,968	4	2
MC-117	110 Marella St.	8,948	4	4
MC-139	252-258 Eustis St.	9,038	-----	20
MC-16	257 Eustis St.	17,184	8	-
	263 Eustis St.		4	-
	8 Dunmore St.		4	-
MC-152b	291 Eustis St.	8,271	8	8
DS-4	89 Woodrow Ave.	13,400	4	4
DS-6	3 Johnson Terr.	9,792	8	6
DS-7	29 Woodrow St.	7,815	4	4
DS-9	23 Tucker St.	9,189	8	6
DS-28	82 Mascot St.	4,321	4	-
DS-37	312 Harvard St.	4,515	4	-
DN-35	116 Wales St.	5,610	4	2
JP-17	11 Nira Ave.	15,552	4	7

	Location	Site Area	Units	No. Parking
EB-12	37 Lexington St.	5,020	4	-
EB-23	52 Lexington St.	5,000	4	-
EB-24	235-243 Trenton St.	10,000	4	4

Washington Park Urban Renewal Area

L-20	1 Akron St.	4,836	4	-
L-33	85 Munroe St.	8,430	4	4

South End Urban Renewal Area

RE-2b	114 Worcester St.	24,849	8	14
	118-122 Worcester St.	----	12	--
RE-7b	20 Worcester St.	44,905	8	22
	496-502 Shawmut Ave.	----	16	--
	83-87 W. Springfield St.	--	12	--
3B	85 Northampton St.	10,376	8	6

Total Units 180

December 2, 1970

11

100

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: FINAL APPROVAL FOR PLANS AND SPECIFICATIONS FOR GROUPS I AND II FOR URBAN HOUSING ASSOCIATES-A AND URBAN HOUSING ASSOCIATES-B OF THE INFILL HOUSING PROGRAM

On May 23, 1968 the Authority voted to cooperate in the Infill Housing Program. To date, the Authority has: (1) adopted Resolutions designating Urban Housing Associates-A and Urban Housing Associates-B as developers of the Group I and II Infill Housing Program; and (2) approved the prototypical Plans and Specifications for this development. The location of the parcels to be utilized in this Program are found in the attached Exhibits.

Recently Urban Housing Associates-A and Urban Housing Associates-B have indicated their inability to construct the precast Infill unit as previously approved by the Authority. They now request the Authority's approval of a new Infill design, which is identical to that previously approved except for the following:

- (a) The exterior design and finish has changed from concrete-brick to an all brick finish.
- (b) The precast concrete construction has given way to a conventional brick and block technique.

The development of the Groups I and II Infill Program will result in the development of 388 dwelling units which will be leased to the Boston Housing Authority for a forty year period. The Plans and Specifications for the new Infill Housing unit have been reviewed and found acceptable by our Urban Design Staff.

In order to proceed with the construction of badly needed housing units in the South End and Washington Park Renewal Areas and various non-urban renewal areas, it is recommended that the Authority approve the Final Plans and Specifications for Groups I and II of the Infill Housing Program and adopt the attached Resolutions.

Appropriate Resolutions are attached.